

For Sale

By Private Treaty

AMV

€745,000

grimes<sup>®</sup>



Substantial 4 Bedroom Home – c. 154 m<sup>2</sup> / 1,657 ft<sup>2</sup>

**FOR SALE BY PRIVATE TREATY**

87 Strand Street

Skerries

Co Dublin

K34 AX97

**BER B3**

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CHARTERED  
SURVEYORS  
IRELAND

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## DESCRIPTION

Grimes are delighted to present no. 87 Strand Street to the market. No. 87 was built in 1995 and boasts a B3 energy rating. It is a large 4-bedroom property that offers huge scope for customisation into your preferred layout and further scope for extension into the large attic space (stpp). Currently configured as two 2-bedroom apartments with rear garden access from ground and first floor.

To the front there is a private garden space and then a further private car parking bay with ample parking for 2-3 cars. When inside, the property feels surprisingly private, quiet and removed from the main street yet offers all the comforts of a central location. Viewing is highly recommended to appreciate this substantial home.

The rear garden has a Westerly aspect and again great scope for the purchasers to put their own stamp on it. Currently offering a patio area and lawn area with garden tap and block built shed. There is also side access for bins.

The property is well maintained and presented in very good condition throughout, however it would benefit from some modernisation and/or reconfiguration. The property would easily be reconfigured to offer 5 spacious bedrooms, 2 bathrooms, kitchen/dining room and living room or similar layout. The location is second to none, being centrally located in the heart of Skerries. You can enjoy easy access to the beach, cafes, restaurants, bars, shopping, boutiques, schools and the extensive sports and leisure clubs that Skerries has to offer. The property offers the discerning buyer an opportunity to create a substantial family home or buy for investment purposes.

### ACCOMMODATION (based on current configuration)

Entrance Foyer: 1.30m x 1.32m	Storm porch offering access to ground and first floor.
Living room: 2.98m x 5.66m	Located to the front of the property with bay window and feature fireplace.
Bedroom 2: 3.21m x 2.87m	Double bedroom with built in wardrobe and carpet flooring.
Family bathroom: 3.44m x 2.02m	With bath, WC & WHB.
Master bedroom: 2.98m x 4.35m	Double bedroom located to rear of property with built in wardrobe and carpet flooring. Could be incorporated into open plan kitchen/diningroom.
Kitchen: 3.85m x 3.15m	Fitted kitchen to rear of property with lino flooring offering access to West facing rear garden.
First Floor Landing	Landing configured to easily accommodate a stair return to spacious attic if the purchaser wished to convert the attic to living space at a later date.
Living room: 2.98m x 5.66m	Located to the front of the property with bay window and feature fireplace. (easily configured into a bedroom)
Bedroom 2: 3.21m x 2.87m	Double bedroom with carpet flooring.
Family bathroom: 3.44m x 2.02m	Fully tiled floor to ceiling. With shower that has been fitted with aids for elderly, WC & WHB.
Master bedroom: 2.98m x 4.35m	Double bedroom located to rear of property with built in wardrobe and carpet flooring.
Kitchen: 3.85m x 3.15m	Fitted kitchen to rear of property with lino flooring offering access to West facing rear garden by stairs. (easily configured into bedroom space)

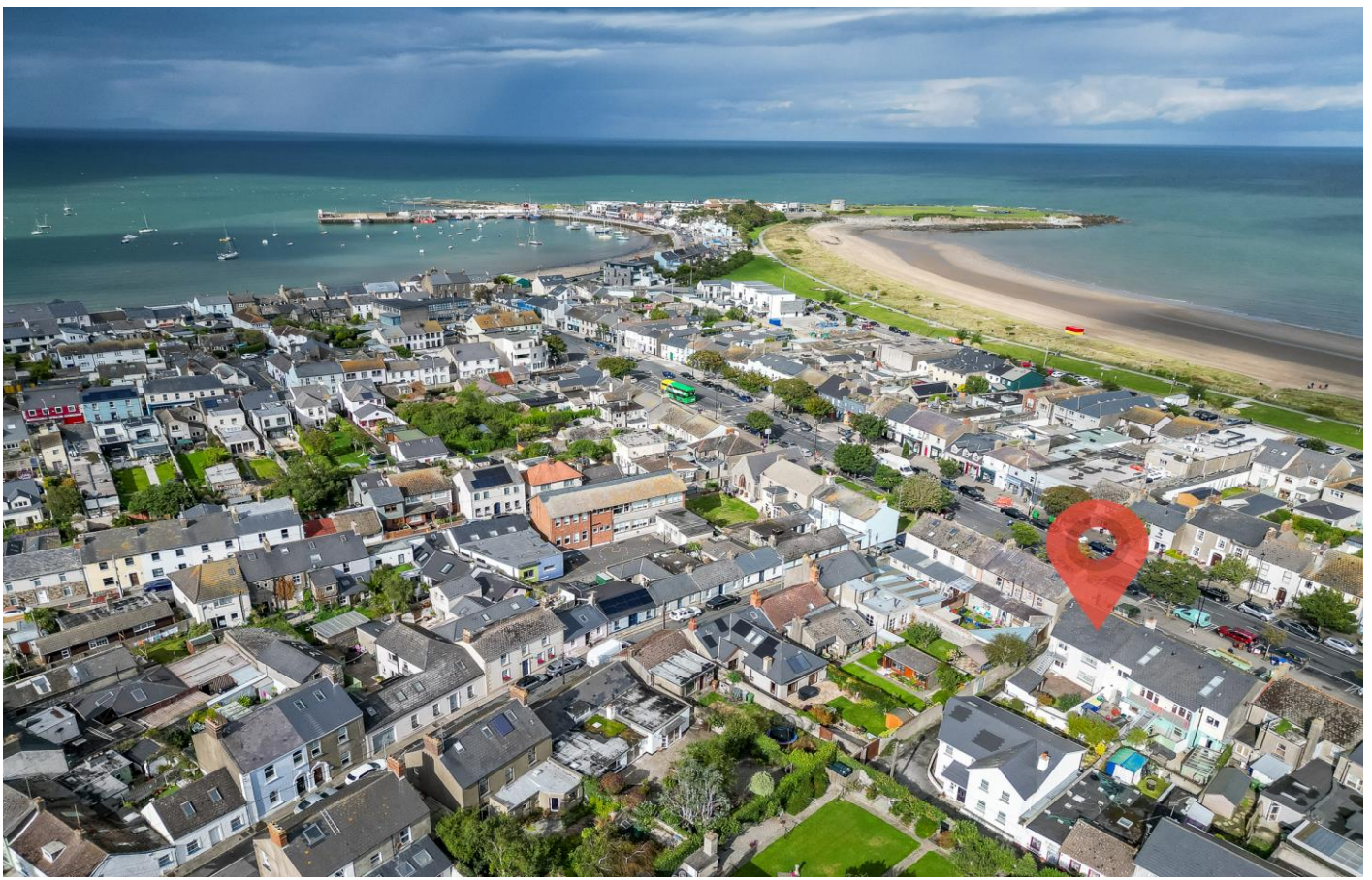
## FEATURES

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- Opportunity for substantial family home or excellent investment potential.
  - Centrally located in the heart of Skerries
  - West facing rear garden with side access
  - Off street private parking for 2/3 cars
  - Excellent choice of schools and sports clubs
  - Less than 200 meters to the beautiful sandy South Strand beach
  - Gas fire central heating
  - Excellent transport connectivity to Dublin Airport, the M50, M1 & Dublin city center
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## IMAGES





## PRICE

AMV €745,000

## VIEWING

By appointment.  
Louise Shannon

Please contact us to arranging a viewing.  
We are open from 9 am to 5.30 pm Monday to Friday and by appointment on Saturdays.

## THINKING OF SELLING YOUR PROPERTY?

We at Grimes, Skerries would be delighted to offer you a free valuation appraisal on your property. We will advise you on value, method of sale and presenting your property to it's highest potential.

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**CONDITIONS TO BE NOTED:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

## MORTGAGE ADVICE:

As tied agents with EBS d.a.c., we are delighted to be able to offer very competitive rates of 3.55% (Green Rate for homes with an Energy Rating – BER- of B3 or better – no cashback) **Or 3%** cash back for any First Time Buyer / Trade Up & Refinance loans issuing until 31st December 2024.

**2% Back -in-Cash at drawdown** means we will pay you 2% of the mortgage loan amount that is drawn down. We will pay this 2% into the current account you use for mortgage repayments within two months of drawdown. (eg. €300k = €6k)

**1% Back-in-Cash in year 5** means we will pay you 1% of the mortgage loan amount originally drawn down. We will pay this 1% into the current account you use for mortgage repayments within two months of the 5th year anniversary of the mortgage loan drawdown date (eg. €300k = €3k)



EBS d.a.c. is regulated by the Central Bank of Ireland.

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FLOOR 1



FLOOR 2

**TOTAL: 154 m<sup>2</sup>**  
 FLOOR 1: 77 m<sup>2</sup>, FLOOR 2: 77 m<sup>2</sup>